



**CITY OF MANCHESTER, NH  
ZONING BOARD OF ADJUSTMENT  
ONE CITY HALL PLAZA  
MANCHESTER, NH 03101-2097  
Tel: (603) 624-6328  
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June 3, 2002

**MANCHESTER ZONING BOARD OF ADJUSTMENT  
PUBLIC HEARING**

**Wednesday, June 12, 2002**

**Aldermanic Chambers – City Hall – 3<sup>rd</sup> Floor - 6:00 PM**

(The public hearing will commence immediately upon the conclusion of the business meeting.)

**One City Hall Plaza  
Manchester, NH 03101-2097**

1. Case #75-ZO-02 – Drew O’Neil (Agent) proposes to convert from a two to a three family dwelling with a 3<sup>rd</sup> floor apartment, also convert carriage house to an apartment with garage under and seeks a **variance** from Section 5.01 (A) 6 use, 5.08 multiple principal structures, 6.07 lot area, side yard and rear yard, 10.09 (B) parking setback and 10.03 (D) accessible spaces of the Z.O., as per plans submitted April 24, 2002, at **70 Russell St.**
2. Case #76-ZO-02 – Leon R. Austin (Owner) proposes to build a 24’ x 45’ second story addition and seeks a **variance** from Section 6.07 side yard of the Z. O., as per plans submitted May 7, 2002 at **19 Ainsworth Ave.**
3. Case #77-ZO-02 – Izudin Arnautovic (Owner) proposes to maintain wall and fence on the corner of Valley and Jewett Streets and seeks a **variance** from Section 8.22 (E) corner visibility of the Z.O., as per plans submitted April 22, 2002, at **981 Valley St.**
4. Case #78-ZO-02 – Penny Dickinson (Agent) proposes to increase in-home day care from five children to eleven children and seeks a **special exception** from Section 5.11 (L) 6 use of the Z.O., as per plans submitted May 7, 2002, at **301 Bodwell Rd.**
5. Case #80-ZO-02 – Attorney Richard E. Fradette (Agent) proposes to subdivide lot into four lots, at lot #2, maintain a single family home with detached garage and at each lot #1, #3 & #4, create buildable lots and seeks a **variance** from Section 6.07 lot width per each lot at #2, #3 and #4 of the Z. O., as per plans submitted May 8, 2020 at **1467 Candia Rd.**

6. Case #81-ZO-02 – Richard J. Joyal (Owner) proposes to build a 15'-3" x 24', 1-story addition for added living space and seeks a **variance** from Section 6.07 side yard and rear yard, as per plans submitted May 1, 2002, at 337 Ash St.
7. Case #82-ZO-02 – Paul Blackwood (Agent) proposes to install a 3' x 4' hydraulic lift mounted on a concrete slab, also maintain educational and church activities building and maintain landing & stairs with a 6' -6" street yard setback where 13'-6" & 11' setbacks were allowed by variance Case #149-ZO-77 and seeks a **variance** from Section 6.07 street yard and rear yard, as per plans submitted April 23, 2002, at **447 Merrimack St.**
8. Case #83-ZO-02 – Susan Vermette (Owner) proposes to build a 590 sq. ft., 2-story addition with attached 3-stall garage and install a residential accessory dwelling unit and seeks a **special exception** from Section 5.11 (L) 1, as per plans submitted May 15, 2002 at **242 Eve St.**
9. Case #84-ZO-02 – Chris Kiritsis (Agent) proposes to demolish existing structures and build a 2,350 sq. ft. building 1-story convenience store with gasoline service (4 nozzles) under a canopy and seeks a **variance** from Section 5.10 (F) 3 convenience store, 5.10 (I) 5 automotive service station, 6.09 (A) wetland setback, 10.09 (B) parking setbacks, 6.08 (B) 3 buffer and 9.08 (A) sign (8 counts) of the Z. O., as per plans submitted May 23, 2002, at **495 Front St.**
10. Case #85-ZO-02 – Nathan R. Chamberlin (Agent) proposes to demolish existing restaurant and rebuild on existing foundation a new 1-story restaurant with drive-through service and seeks a **variance** from Sections 5.10 (G) 6 drive-thru, 10.02 (F) business parking, 6.07 side yard and lot coverage, 10.09 (A) parking setbacks, 9.09(A) 1 signs (2 counts – setback and spacing), 6.08 (A) screening/buffers and 10.07 (G) landscaping of the Z. O., as per plans submitted May 13, 2002, at **947 Second St.**
11. Case #86-ZO-02 – Attorney Andrew J. Harmon (Agent for Hannaford Bros. Co.) **appeals the decision of the Building Commissioner** of the City of Manchester, NH in granting a building permit to Alexanders (Manchester Realty Co./Stop & Shop) based on an erroneous interpretation of the Zoning Ordinance and in violation of the Site Plan Regulations of the Planning Board incorporated in the Zoning Ordinance, per appeal filed May 14, 2002 for the property located at **777 So. Willow St.**
12. Case #87-ZO-02 – James Labarre (Owner) proposes to build a 27' x 28' second story addition for added living space, also maintain existing garage, built under permit #1264-'77 with a 17' front setback where 29' was shown on plan and seeks a **variance** from Section 6.07 street yard of the Z.O., as per plans submitted May 2, 2002, at **350 Maryland Ave.**
13. Case #88-ZO-02 – Conrad Gosselin (Owner) proposes to build a 10' x 12' shed in side yard and seeks a **variance** from Section 8.24 (A) 2 & 3 accessory structures of the Z. O., as per plans submitted April 29, 2002, at **44 Cricket Lane.**

14. Case #89-ZO-02 – Arlene Fontaine (Owner) proposes to build a second story addition for added living space and seeks a **variance** from Sections 6.07 side yard of the Z. O., as per plans submitted May 10, 2002, at **441 Calef Rd.**
15. Case #90-ZO-02 – Holly Madulka (Owner) proposes to erect a 4' chain-link fence in street yard with corner obstruction and seeks as **variance** from Section 8.22 (E) visibility at corners of the Z.O., as per plans submitted May 15, 2002, at **111 Pine St.**
16. Case #91-ZO-02 – Michael Doerfler (Agent) proposes to remove required parking spaces to be used for sales display area and add auto sales to auto repair shop and seeks a **variance** from Section 10.03 (B) parking of the Z.O., as per plans submitted May 14, 2002, at **425 Second St.**
17. Case #92-ZO-02 – Michelle Ann Lamarine (Owner) proposes to maintain a 6' wood fence in front and side yards and seeks a **variance** from Section 8.22 (B) fence of the Z.O., as per plans submitted April 29, 2002, at **274 McGregor St.**
18. Case #93-ZO-02 – Norris Viviers (Agent) proposes on a lot subject to consolidation and on an unimproved, unaccepted way to build a 24' x 42' single family home with one-stall garage under and a 12' x 12' open deck, and seeks a **variance** from Section 6.07 lot area and 11.03 (D) 2 d consolidation and Article 3.03 "Street" of the Z.O., as per plans submitted May 10, 2002, at **180 Watts St.**
19. Case #94-ZO-02 – Christoper Kiritsis (Agent) proposes to demolish existing structures and build a 2,350 sq. ft., 1-story convenience store with gasoline service (4 nozzles) under a canopy and seeks a **variance** from Section 5.10 (F) 3 use, 5.10 (I) 5 use, 6.09 (A) 2 wetland setback, 10.09 (B) parking setbacks, 6.08 (B) 3 buffer and 9.08 (A) sign (8 counts) of the Z.O., as per plans submitted May 23, 2002, at **495 Front St.**
20. Case #95-ZO-02 - Norris Viviers (Agent) proposes on an unimproved, unaccepted way build a 24' x 42', 2-story, single family home with a 1-stall garage under and seeks a **variance** from Section 6.07 buildable lot area and Article 3.03 "street" of the Z.O., as per plans submitted March 20, 2002, at **192 Watts St.**

Kathy Payne, ZBA Clerk

The Manchester Zoning Board of Adjustment is committed to accessibility for people with disabilities. Please contact the office should you need a sign language interpreter, materials in an alternate format or other accommodations.

Full text of the agenda items is on file for review at the ZBA office. The order of the agenda is subject to change on the call of the Chairman.